

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, October 26, 2009, at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

On Wednesday, September 9, 2009, the following members continued the following matter for further details:

YORK, EGAN, WOLF, VARIN AND UNDERWOOD

ALEKSANDR KREPPIKH: 70-72 Gentian Avenue, Lot 427 on the Tax Assessor's Plat 122 located in a Residential R-1 One-Family Zone; to be relieved from Sections 704.2(A), 704.2(B) and 704.2(D) in the proposed construction of a second driveway (southerly side yard) on the aforesaid property. The current legal use of the property will remain a two-family structure. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front and side yard paving restrictions, whereby Section 704.2(A) restricts the area of front yard paving to 33 percent, the applicant

proposes 37.3 percent; Section 704.2(B) restricts paving to one side yard only, and Section 704.2(D) allows only curb cut per lot. The lot in question contains approximately 6,000 square feet of land area.

NEW MATTERS

CARLOS TAVARES: 1085 & 1091-1093 Elmwood Avenue (corner Whitney Street) Lots 81 & 121 on the Tax Assessor's Plat 88 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 201.5, 201.7, 303-use codes 44 & 57, 304 and 304.1(footnote #4) in the proposed construction of a 3,041 square foot single-story addition to the rear of the existing building. The first floor of the existing structure previously housed a liquor store and this space was recently permitted for a building maintenance service that proposes the expansion in order to provide for retail sales space, office space and a storage area for materials used in the processes of cleaning and maintenance. The existing two dwelling units will remain unchanged within the existing structure. The applicant is requesting a use variance for the expansion and intensification of the existing nonconforming use located within the R-2 district, and a dimensional variance relating to regulations governing front, side and rear yard setbacks. The lots in question together contain approximately 10,800 square feet of land area.

WAYLAND SQUARE ESTATES, LLC: 156, 158, 168-170 & 176 Medway Street, Lots 148, 325, 326 & 328 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Section 704.2 in the proposed reconfiguration of the existing paved parking areas located within the rear yards of the aforementioned properties. Each lot contains an existing building housing two dwelling units, which will remain unchanged. The applicant is seeking a special use permit pursuant to Section 707.2 in order to share the rear yard parking spaces between said properties. Further relief is sought from regulations governing the rear yard paving restriction, a dimensional variance; whereby, the applicant proposes to reduce the rear yard paving from 100 percent of rear yard coverage to 77 percent (taken collectively between said lots); however the reconfiguration of the parking areas will cover different areas of the rear yards and that the proposal would reduce paving and provide for landscaping. Lots 148, 325, 326 and 328 contain 5,700, 5,905, 6,536 and 5,339 square feet of land area respectively.

CHARLES PEMBERTON: 8 Myrtle Street, Lot 65 on the Tax Assessor's Plat 23 located in a Residential R-3 Three-Family Zone; to be relieved from Section 202.6 in the proposed use of a portion of the basement of the existing three-family dwelling for living space to be combined with the first floor dwelling unit. The applicant is requesting a dimensional variance relating to a building or structure

nonconforming by dimension; whereby as per Section 202.6, it states that a conforming use within a building or structure which is nonconforming by dimension may be intensified, provided that such intensification is in conformance with the use and lot area per dwelling unit regulations. The lot in question contains approximately 5,000 square feet of land area.

Pursuant to Section 902.2, the Board will meet as an Appellate Board concerning the following matter regarding a decision rendered by the Providence City Plan Commission:

Appeal from the Decision of the Providence City Plan Commission

APPELLANT: E. Paul Sorenson

PROPERTY OWNER: Frank M. Scotti

PROPERTY LOCATION: 5 Cooke Street (corner Power Street) further identified as Lot 266 on the Tax Assessor's Plat 17 (Property) located within a Residential R-1 One-Family Zone and the College Hill Historic District;

On April 21, 2009, the City Plan Commission (CPC) gave Notice of Final Approval and Notice of Appeal for Minor Subdivision Plan 04-053MI dated May 4, 2009, regarding the subdivision of the Property into 2 lots. Appellant Sorenson filed an appeal with the Board from the decision rendered by the CPC contending that the CPC improperly granted approval for the subdivision of the Property.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, OCTOBER 26, 2009.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, OCTUBRE 26, 2009.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376

YEAR 2009

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY
HALL**

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Wednesday, January 14, 2009 at 5:30 P.M.

Monday, February 23, 2009 at 5:30 P.M.

Monday, March 23, 2009 at 5:30 P.M.

Monday, April 27, 2009 at 5:30 P.M.

Tuesday, May 26, 2009 at 5:30 P.M.

Monday, June 22, 2009 at 5:30 P.M.

Monday, July 20, 2009 at 5:30 P.M.

Wednesday, September 9, 2009 at 5:30 P.M.

Monday, October 5, 2009 at 5:30 P.M.

Monday, October 26, at 5:30 P.M.

Monday, November 23, 2009 at 5:30 P.M.

Monday, December 28, 2009 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

**The Office of the Zoning Board of Review is located at
190 Dyer Street, Providence, RI 02903-3902**

Board Meetings are held at the Probate Court Chamber, Providence City Hall.

Peter D. Carnevale

Secretary

(401) 421-7740 ext. 376